

CERTIFICATE OF PUBLIC NOTIFICATION

NEWS-POST Frederick, Md.

AUCTION:

Nelson C. Cohen, Attorney
Levitan, Ezrin, West & Kerxton
7315 Wisconsin Avenue
Bethesda, Maryland 20814

TRUSTEE'S SALE

CONTEMPORARY FEE SIMPLE
SPLIT FOYER RESIDENCE
7022 WILLOW TREE DRIVE

MIDDLETOWN, FREDERICK CO., MD.

Under and by virtue of the power and authority conferred upon them by a Deed of Trust from Richard E. Brown and Marcia A. Brown to Bernard H. Kanstoroom and Jeffrey M. Frost, Trustees, dated December 31, 1980 and recorded among the Land Records of Frederick County, Maryland in Liber 1135 at Folio 880, and default having occurred in the terms and conditions thereof, the undersigned Trustee will offer for sale at public auction on the premises, 7022 Willow Tree Drive, Middletown, Maryland on

MONDAY, DECEMBER 13, 1982

3:15 P.M.

All that lot of ground and the improvements situate thereon and lying in Frederick County, State of Maryland and described as follows:

BEING KNOWN AND DESCRIBED AS LOT NO. 4, BLOCK K, AS SHOWN ON PLAT ENTITLED "SECTION 1-B. FINAL PLAT FOUNTAINDALE SOUTH, SHEET 2 of 3," AND RECORDED AMONG THE LAND RECORDS OF FREDERICK COUNTY IN PLAT BOOK 11, FOLIO 170. IMPROVEMENTS THEREON BEING KNOWN OR FORMERLY KNOWN AS BOX 135, WILLOW TREE SOUTH.

The above described property is also known as 7022 Willow Tree Drive, Middletown, Maryland. The property is improved by split level residence containing foyer, living room, dining room, kitchen, 3 bedrooms, bath, family room and laundry room and storage area. Electric heat, central air conditioning and heat pump. In fee simple.

The above described property will be sold in "as is" condition and without warranty as to the accuracy of information furnished to and/or by the Trustees and made available to prospective bidders.

Terms of Sale: A deposit of Five Thousand Dollars (\$5,000.00) will be required at the time of sale, which deposit shall be in the form of cash, certified or bank cashier's check, or in such other form as the Trustees may in their sole discretion determine. The balance is payable in cash with interest at the rate of the Deed of Trust from date of sale to date of settlement.

Settlement of the sale will take place at the office of the Trustees, or other mutually agreed upon place, fifteen (15) days following Court ratification of the sale. Conveyance shall be by Trustees' Deed without covenant or warranty, express or implied. Time is of the essence.

Any and all state, county and town taxes, front foot benefit charges, and any assessments or levies will be adjusted as of the date of sale and thereafter assumed by the purchaser. All costs incident to settlement, including, without thereby limiting, recordation costs and taxes, state and county transfer taxes, state revenue stamps and settlement fees, will be at the cost of the purchaser.

Compliance with the terms of sale shall be made within the time aforesaid or deposit shall be forfeited and the property resold at the risk and costs of all defaulting purchaser.

**BERNARD H. KANSTOROOM,
JEFFREY M. FROST**
Trustees

This is to certify that the annexed Trustee's Sale was published in News & Post a newspaper published in Frederick County, at least once in each of three successive weeks, the first such publication having been made not less than 15 days prior to sale, and the last such publication being made not more than one week prior to the 21, 1, 8 day of Nov & Dec 19 82.

THE NEWS-POST

Per L. Shipley

Feed
Jan 11, 1983

Michael Fox Auctioneers, inc.

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